

McCarthy  
& BOOKER



12 Port St Helens Embankment Road, Bembridge, St Helens, Isle of  
**Guide Price £725,000**



A fabulous opportunity to purchase a 4 bedroom townhouse with the principal bedroom on the top floor having a mezzanine level and balcony to enjoy the amazing views over Bembridge Harbour and, in the opposite direction, Brading Marshes. This flexible home could be adapted to make a ground floor self contained flat or holiday let. With two balconies, two reception rooms, garage and off road parking this home has the bonus of being chain free.

### Townhouse with 4 bedrooms within harbour location

Fantastic waterside views and a 180 degree field of vision over Brading Marshes, gives an ever changing landscape and can be really appreciated from the two balconies on the first and third floors, the top full width balcony is deep enough for dining al-fresco whilst enjoying the incredible views. There are also three bathrooms, two reception rooms, kitchen, utility room, off road parking for 2/3 vehicles as well as an internal garage. A family home and successful holiday let, this modern property is ready to move in and is chain free.

### 12 Port St Helens

Set on the South Quay of Bembridge Marina, 12 Port St. Helens is an extremely desirable four floor home with uninterrupted, far reaching, outstanding and dynamic views from each window. The North panorama, almost 180°, is the whole of Bembridge Harbour and The Solent beyond and the mainland from Hayling Island to Chichester: watch the cruise liners, shipping and yachts come and go. The South panorama, also almost 180°, sweeps from Bembridge Windmill to Brading Village Church encompassing the RSPB Brading Marsh wetland sanctuary, Bembridge Airport and the NT Bembridge Downs. Keep your binoculars ready as the vistas are always changing and there's so much to watch. You have a birdseye elevation of the Reserve, which is a habitat for an array of protected wild species, rare visitors and ground nesting birds such as Lapwing which breed here annually. The recently introduced White-Tailed Eagles are spotted frequently.

Wake up to amazing sunrises, spectacular skies and, in the evening, watch as the golden hour makes the reeds and harbour glow. From the back door walk directly onto the quayside, cross the Mill Wall to the NT Duver sand dunes and Old Church beach and continue to secluded Priory Bay, Seaview Village and Puckpool Park; All without coming close to a road.



### Interior

There are four bedrooms and three bathrooms, a large sitting/dining room, garden room, kitchen, utility room and garage.

The principal bedroom suite, with its high pitched ceiling, includes a mezzanine floor as an additional sleeping area or raised relaxation space.

Bi-fold doors give a smooth transition between inside and out.

There is potential to extend onto the quayside as well as the opportunity to convert the ground floor to a self contained apartment or extended garden room.

### Exterior

At the rear, an open paved patio leads to the grassed quayside; an ideal area for outdoor dining and relaxing by the water's edge. Recently, the Port St. Helens residents jointly purchased the whole quayside to preserve it for private use and enjoyment.

At the fore of the property is off road parking for 2 or 3 vehicles and a large garage which could house a small boat.

### St Helens

St. Helens has a village store, restaurant, a pub and an antiquarian bookshop. Walk the old railway line bordering the RSPB Reserve around the embankment to Bembridge Village.

Bembridge Village Centre has a diverse selection of shops, bistros and a pub; on the way to the Lifeboat Station is Lane End supermarket, Anu Beauty and a Delicatessen.

The Harbour offers mooring and boatyard facilities, fishing trips, RYA training at Tackit-Isle Adventures and two sailing clubs. A two-minute stroll along the quay leads to Brading Haven Yacht Club. A family friendly, largely volunteer run club providing on the water activities, sail training, bar, galley and a varied social programme. The closest mainland links are Ryde for passengers, 5 miles, and Fishbourne for cars, 8 miles.

### Further Information

Tenure: Freehold

EPC: C

An extra floor with a pitched roof was added in 2011 when the property was refurbished

Successful holiday let

Clad elevations and uPVC double glazed windows make for low maintenance.



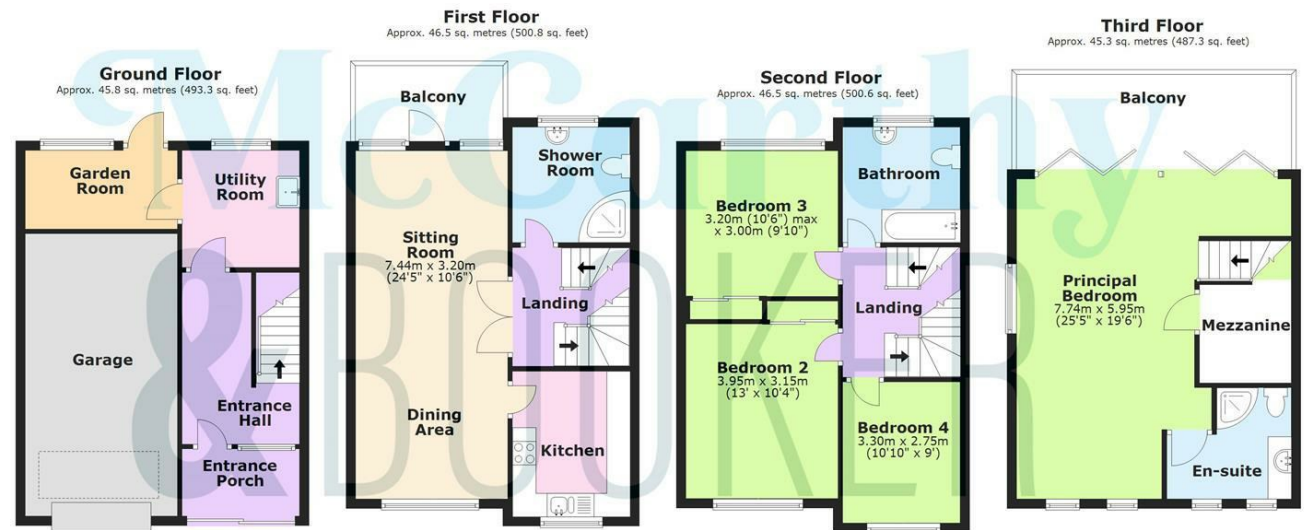
## Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 184.1 sq. metres (1982.0 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited  
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